



# HISTORIC DISTRICT COMMISSION

## NOTICE OF DENIAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**Notification Date:** 04/01/25

**Application Number:** HDC2025-00044

### APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Sherley		<b>COMPANY NAME:</b> na	
<b>ADDRESS:</b> 90 Edison	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48202
<b>PROJECT ADDRESS:</b> 90 Edison St. Detroit MI			
<b>HISTORIC DISTRICT:</b> Boston-Edison			
<b>SCOPE:</b> Erect fence and tall hedgerow planting at front yard property lines			

At the Regular Meeting that was held on 03/25/25, the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 04/01/25, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

### REASON FOR DENIAL:

- Both the fence and arborvitae planting alter the district's historic character by introducing significant walls of continuity and landscape features that obscure and detract from the established context.
- This property, located midblock to the neighborhood, is characterized by having open sight-lines that do not obscure views through the neighborhood. A front yard fence at a height over 3'-6" and tall arborvitae hedgerows are not consistent with the general characteristics this historic neighborhood, and introduces inappropriate features that obscure the distinctive character-defining historic feature of this neighborhood.

## FAILURE TO MEET STANDARDS:

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

**Failure to meet standards:** 2, 9

**Corresponding Standard numbered below:**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## FAILURE TO MEET ELEMENTS OF DESIGN:

**Failure to meet Elements of Design:** 12, 13

**Corresponding design element numbered below:**

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

If you have any questions regarding the above, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Daniel Rieden  
Senior Clerk to the Historic District Commission

PSR: 250401dr

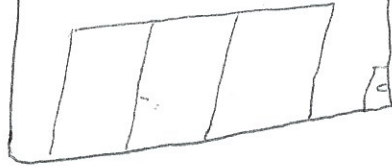
## APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
2nd Floor, G. Mennen Williams Building  
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909  
Phone: 517-335-0665 E-mail: [stuckeyj@michigan.gov](mailto:stuckeyj@michigan.gov)

90 Edison Detroit mi 48202

95 Edison Detroit MI  
48202  
Carriage House



West side fence  
62F 6 in

(Height)  
Length 4 FT  $\frac{1}{2}$

South front fence

128 FT 4 IN

East side fence  
84 Feet 3 in  
woodward



# HISTORIC DISTRICT COMMISSION

## APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**APPLICATION ID**

HDC2025-00044

### PROPERTY INFORMATION

**ADDRESS(ES):** 90 Edison St. Detroit MI

**HISTORIC DISTRICT:** Boston-Edison

### SCOPE OF WORK: (Check ALL that apply)

- |  |   |  |   |   |   |
|--|---|--|---|---|---|
| <input type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition        | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |   |

### BRIEF PROJECT DESCRIPTION:

I have a fence surrounding my home which was installed in 2005. The fence is brown in color and stands 4 feet and a half inches tall. The fence was initially installed for my late husband and I protection and remains for my safety, protection, and sense of security. Keeping the fence up gives me comfort in knowing I will be secured while entering and leaving my home. The fence has a historic design, look as well as feel to it which complements my home. When deciding on the fence we made sure the fence would add value to our home while have a welcoming feel for our neighbors and community. I am proposing for the fence to stay put and not be removed also for the fence to be apart of The Boston- Edison District now and always with the approval of The Historic District Commission.

The fence is a Wrought Iron fence; the dimensions are as follows Eastside of Fence (facing Woodward) is 84ft and 3 inches,

Southside of fence (front of the home facing Edison) is 128ft and 4 inches, Westside of fence (facing Second) is 62ft and 6 inches.

The fence is 4ft and a half inches tall. Since the installation back in 2005 there has been no changes. The fence has two

lift master's for the power gate property owner home located in front of the house.

### APPLICANT IDENTIFICATION

#### TYPE OF APPLICANT:

**NAME:** Sherley

**COMPANY NAME:** Foster

**ADDRESS:** 90 Edison St.

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48202

**PHONE:** +1 (313) 350-9461

**EMAIL:** ldfos@me.com

### I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

Signed by:

*Sherley Foster*

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SIGNATURE

02/04/2025

DATE



**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.**

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

### ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

## GENERAL

### 1. DESCRIPTION OF EXISTING CONDITION

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

Wrought Iron fence installed in 2005.

### 2. PHOTOGRAPHS

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



### 3. DESCRIPTION OF PROJECT

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")*

Will like to keep the Wrought Iron fence installed.

### 4. DETAILED SCOPE OF WORK

*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

No maintenance needed.

### 5. BROCHURES/CUT SHEETS

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

ADDITIONAL DETAILS

<p><b>9. OTHER</b></p> <p><i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p>	











